

**MINUTES**  
**REDEVELOPMENT AUTHORITY**

Redevelopment Authority, Thursday, January 5, 2012 at 5:00 P.M. in the City Attorney's conference room, City Hall, 828 Center Avenue. Chairperson Roberta Filicky-Peneski presided.

Present: Roberta Filicky-Peneski, Susan Lessard, Dave Gass, Mike Leibham and Mark Miller

Excused: Dave Sachse

Staff present: Jim Amodeo, Mayor Bob Ryan, Chad Pelishek, Kristin Reichart and Steve McLean

Public Hearing Attendees: Marilyn Montemayor, Willi Scharrer, Ralph Maffongelli, Jenny Ebbers, Gerhard Ebbers, Jason Ahrens, Randy Schwoerer, Lynne Broydrick, Sandra F. Lienau, Carol Collins Lienau, Curtis H. Lienau, Bob Lettre, Erik Neave, Anne Lautenschlager, Marge Matteru, Audrey Otten, Roger Otten, Paul Gottsacker, Tom Shafer

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of December 1, 2011 meeting.

Dave Gass moved, Susan Lessard seconded to approve the minutes of the December 1, 2011 meeting. The motion passed unanimously.

Public Hearing regarding Redevelopment Authority's intent to sell four parcels of property in the South Pier District for a future development project and the provisions of the sale.

Comment No. 1: commented on the selling of the property. She stated that the city is a good landlord and should continue to have control. She inquired on whether anything on the purchased land can happen on leased land. The city has more control. Amount asked for in development dollars. City has little control over the land when they sell it.

Comment No. 2: came to hear what the use of the land would be. He has no problem with selling the land.

Comment No. 3: is concerned with the sale of property and wants people to be aware of what they have and the city's natural resources.

Comment No. 4: Another citizen was concerned about whether the city is selling the land for cash or at a reduced rate. He/she has no problem with a casino or the sale of the land, but is concerned about the tax generated.

Mayor Bob Ryan explained the leasee's option to buy land is based on the market value of the property.

Comment No. 5: described the city as restructuring as a business model. He feels the city sees the people as customers rather than owners. He is concerned the sale of land may affect the beauty of the area. He also feels there are little facts given to the people and would like better communication.

Comment No. 6: asked why the city would be selling the land. He is concerned that selling the land does not make sense and asks that the city take caution with proceeding.

Comment No. 7: That a casino is not a good idea. She is concerned that this would be the first piece of property sold. She asks if the city can sell to anyone, even to a sovereign nation or non-taxed entity. What benefit would this be to the city then? She feels it would be valuable to keep a home-like community.

Comment No. 8: Asks that there be opportunity to discuss the use of land with the public.

Comment No. 9: Asks why people would want to buy their property if their lease rates are low.

Comment No. 10: Believes that the site will be a casino, and is in favor of a casino. He believes that someone needs to get some bright ideas. He suggests electing people to decide whether land should be sold or not.

Comment No. 11: Suggests that the city sell the property. Blue Harbor owners are good and it is good that they are interested. He says to let the entity do it and to not lose a developer.

Comment No. 12: That everything that can be done on purchased land can be done on leased land.

Dave Gass moved, Mark Miller seconded to close the public hearing at 5:30 pm. The motion passed unanimously.

#### Discussion and possible action regarding the business development loan with 520, LLC.

520, LLC comments that they have created a total of 15 jobs. They are requesting to extend the terms of their loan to stay afloat while creating additional jobs.

Dave Gass moved, Mark Miller seconded, to approve a 1 year extension, \$15,000 quarterly on principle, and to continue paying interest monthly as 520, LLC creates 8 more jobs for a total of 23 jobs by 12/31/12 and provides necessary job creation paperwork for current positions within the month. The motion passes 4-1 with the Chairperson voting no.

#### Discussion and possible action on update of outstanding business development loans.

Dave Gass moved, Mike Leibham seconded to approve deeming business development loans for WWF and Kolar Kegging uncollectable. Motion passed unanimously.

Discussion and possible action on the Right of Entry for the property the U.S. Army Corp of Engineers would like to utilize for the river dredging project.

Mike Leibham moved, Susan Lessard seconded to approve the request for use of land. The motion passed unanimously.

Being no further business, the meeting adjourned at 5:50 P.M.

Kristin Reichart & Chad Pelishek  
Recording Secretary